### Attachment 4



### SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us



Date: June 28, 2016

To: Kate Shea, Project Planner

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on DRC2015-00144 Neal MUP, Orcutt Rd., San

Luis Obispo

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

# **Public Works Comments:**

- A. The proposed project is within a drainage review area. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 or 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.
- B. The project appears to not meet the applicability criteria for a Storm Water Management (it creates or replaces less than 2500 sf of impervious area). Therefore, no Storm Water Control Plan is required.

# Recommended Project Conditions of Approval:

# Access

- 1. At the time of application for construction permits, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
  - a. Reconstruct the existing site access driveway approach in accordance with County Public Improvement Standard B-1e drawing for high speed and/or high volume rural roadways, and A-5 sight distance standards.
  - b. At the time of application for a County Encroachment permit the applicant must submit evidence they have obtained a permit from Department of Water Resources (DWR) Coastal Aqueduct Reach 5a for driveway improvement above their water facility.

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- 2. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
- 3. On-going condition of approval (valid for the life of the project), and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
- 4. On-going condition of approval (valid for the life of the project), the property owner shall be responsible for operation and maintenance of public road frontage landscaping in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

# Drainage

- 5. At the time of application for construction permits, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance.
- 6. At the time of application for construction permits, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
- 7. On-going condition of approval (valid for the life of the project), the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

# Other Agency Encroachment

8. **Prior to issuance of construction permits**, all work which encroaches within the existing Department of Water Resources (DWR) Coastal Aqueduct Reach 5a shall require an Encroachment Permit issued by the DWR Division of Engineering at 800-600-4397, and the Central Coast Water Authority (CCWA) at 805-688-2292. No County permits shall be issued without evidence of a DWR Encroachment Permit, or that a Permit is not required.

G:\Development\\_DEVSERV Referrals\Land Use Permits\Minor Use Permits\DRC2015-00144 Neal MUP Orcutt Rd SLO.doc UPDATED: October 18, 2016

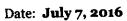
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# CAL FIRE

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# CAL FIRE - SAN LUIS OBISPO





Project Number: DRC2015-00144 Project City: San Luis Obispo

Owner Name: Tom Neal

City, State, Zip: Boulder City, Nv. 890006

Agent Name: David Einung

City, State, Zip: San Luis Obispo, Ca. 93401

Project Description: New 12,945 SF SFD with grading for terrace.

Project Location: 5170 Orcutt Road Cross Street: Biddle Ranch Road Owner Address: P.O Box 61045 Owner Phone(s): 702-219-8985 Agent Address: 2564 Lawton Avenue

Agent Phone(s): 805-674-2842

- The following checked items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling (805) 543-4244, extension #3490.
- Inspections will be completed on Tuesday for South County areas and Thursday for North County areas.
- Please have your County issued permit card on site and visible.
- Visit our website at <u>www.calfireslo.org</u> for more information.

This project is located approximately 5 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires, and is designated as a **Moderate** Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following CHECKED standards are required:
54 CETPACK 20 feet building setback from property line required for parcels 1 acre in size or larger
*** All actbacks are subject to S. C.) COUNTY Planning Department approval.
The property FBC A Sico cariabler evetern is required for this project believed in the code.
The clarm half must be installed and working at final inspection (in required by the restalled and working at final inspection (in required by the restalled and working at final inspection (in required by the restalled and working at final inspection).
NAME of the second boards & wrench box in garage of near riser. (1 of each type)
57 Areas will an of minimum water storage is required for tire protection
- Flat is a second at the minimum. Structures within 50 feet of project are calculated as part of the terms
capacity requirement. C-16 or FPE will calculate capacity of tank if project is sprinklered.
☐ Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones
Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe
System must gravity drain to the Fire Department Connection
<ul> <li>✓ Fire connection shall be located on the approach to the process of the process o</li></ul>
40 A A
the structure  It is structure  The structure is the structure in the edge of the driveway/road & 24-36*
above <u>finished grade</u> Since the property of
If fire connection has less than 20 psi, then the word Drock will be dicarry and permanents
marked on the fire connection  Must maintain a 3 foot clear space around the circumference of the connection at all times
Clips and a second must be legated near tire connection, visible to approaching volumes.
THE DANT A fire hydront is required that can deliver /50 gallons per minute for 2 hours.
The second submit a completed Community yyaler System verification from
Must have two 2 1/2" outlets and one 4" outlet with National Standard threads
The test has legated within 8 feet of the roadway
Place a blue dot road reflector on roadway, just off center, on the side of the hydralit
Under the located within 250 feet of the residence.
Must maintain a 3 foot clear space around the hydrant at all times

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ACCESS ROAD A 20-foot wide access road is required
All weather surface capable of supporting 20 tons
10 feet of fuel modification is required on both sides of road
Must provide an unobstructed vertical clearance of not less than 13'6"
Where road exceeds a 12% grade, it must be a nonskid surface
If road exceeds a 16% grade, it must be certified by an engineer
Road must be named & posted using the County standard signage
DRIVEWAY must be 12 feet wide
Where driveway exceeds a 12% grade, it must be a paved nonskid surface
✓ If driveway exceeds a 16% grade, it must be certified by an engineer
★ 10 feet of fuel modification is required on both sides of the driveway
Must provide an unobstructed vertical clearance of not less than 13'6"
Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart
(Exception: 16' wide driveways)
BRIDGE is required to support a fire engine load weight of 20 tons
Bridge must have a sign indicating load & vertical clearance limits at entrances
One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility
GATE entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
Center line of lane turning radius must be at least 25 feet
Electric gates shall be maintained operational at all times and shall provide Fire Department
emergency access via a "Knox" switch. A Knox application must be requested from the Prevention
Bureau. Manual gates may be secured by a padlock.
Must be setback a minimum of 30 feet from the SLO County maintained road
■ 100' FLAMMABLE VEGETATION MANAGEMENT around structures required.
Maintain a fire clearance of 30 feet around all buildings & structures
Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof.
Leaves needles or dead growth shall be removed from the roof
LPG TANKS Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet
for 125 500 gallon container: 25 feet for 501-2,000 gallon container
Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
CAUTION DESISTANT CONSTRUCTION REQUIREMENTS This project must meet all requirements of
Chanter 7A of the 2013 California Building Code for Fire-Resistance-Rated Construction. Please contact the
San Luis Obispo County Department of Planning & Building for more information at (805) 761-3000.
A Class A non-combustible roof is required that meets all requirements of Chapter 7A of the 2013
California Ruilding Code
ADDRESS Each residence requires separate address numbers, assigned by the San Luis Obispo County
Department of Planning and Ruilding Please contact (805) 781-515/ for More Information.
Uichly visible with contracting background permanent address numbers stidil be placed at the
driveway entrance and directional signs at each T or Y intersection (minimum 6" letter/number neight,
4 to track attacks). Polloctive numbers are highly recommended!
Highly visible address numbers shall be placed on the residence(s). (Minimum o letter/humber
haight with 1/2 inch stroke)
SMOKE & CARBON MONOXIDE DETECTOR Smoke detectors are required in all sleeping areas and in
hallways leading to sleeping areas.
Comments:

<u>Please note</u>: Any changes made to this project shall cancel the Fire Safety Plan and require new plans to be submitted to CAL FIRE for review and the issuance of a new fire plan. If this project is not completed within the time allotted by the Building Permit; it will be required to meet all applicable fire codes in effect at the time a new permit is issued and before final inspection of the structure. Any future change of occupancy will also require compliance with all codes in effect at that time.

Travis Craig

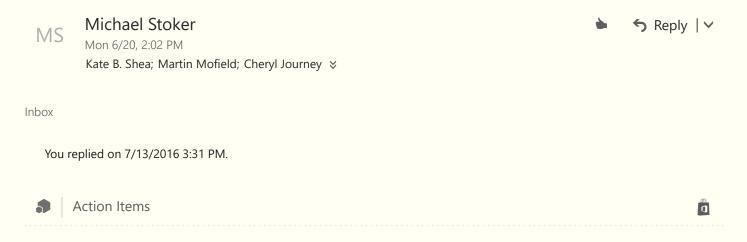
Inspector
Fire Captain

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X

# Re: DRC2015-00144 NEAL, South County E-Referral, MUP, San Luis Obispo



### Kate,

Please find buildings comments for DRC2015-00144 below and in Tidemark. Please let me know if you have any questions.

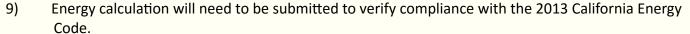
In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a new terrace grading for a single family dwelling of 10,585 sq. ft with an attached garage of 1,990 sq. ft for a total building area of 12,575 sq. ft. The project shall comply with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

- 1) Construction shall comply with the 2013 California Residential Code.
- 2) The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
- 3) Provide details for the stairs, handrails, and guardrails that comply with the California Residential code.
- 4) Provide notes on the plans for the 'egress' windows to verify compliance with the California Residential code.
- Provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design
- 6) Provide electrical plans with notes to show the location of the main electrical panel, sub-panels, receptacles, lights, switches, and smoke detectors and Co alarms to verify compliance with the 2013 California Electrical Code.
- 7) Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines will all need to comply with the 2013 California Plumbing Code.

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X

- 10) The plans will need show compliance with the 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
- 11) Fire sprinklers will be required for this project and will need to be submitted under a separate permit application. Provide plans showing the design and layout for the sprinkler system.
- 12) A separate permit may need to be required for the grading. Also, if 1 acre or more is disturbed a SWPPP plan will need to be provided for the project.

#### **Thanks**

Michael Stoker, CASp Building Division Supervisor 805.781.1543



**From:** Mail for PL\_Referrals Group **Sent:** Friday, June 17, 2016 3:17 PM

To: Kate B. Shea

Subject: DRC2015-00144 NEAL, South County E-Referral, MUP, San Luis Obispo

San Luis Obispo County
Planning & Building Department

DRC2015-00144 NEAL, South County E-Referral, MUP, San Luis Obispo

APN(s): 044-052-034

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

**Community Advisory Groups:** You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

# <u>Direct Link to NEAL Referral Package</u>

Link to webpage for all referral packages: <a href="http://www.slocounty.ca.gov/planning/referrals.htm">http://www.slocounty.ca.gov/planning/referrals.htm</a>

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# SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

# THIS IS A NEW PROJECT REFERRAL

DATE:	6/17/2016						
TO:							
FROM:	Kate Shea (805-781-4097 or kbshea@co.slo.ca.us) South County Team / Development Review						
<b>PROJECT DESCRIPTION</b> : DRC2015-00144 NEAL – Proposed minor use permit to grade a new terrace for house and build new single story 10,585 SF single family residence with basement level; total structural area size of 12,575 SF. Project location is 5170 Orcutt Road, San Luis Obispo. APN: 044-052-034							
Return this letter with your comments attached no later than 14 days from receipt of this referral.  CACs please respond within 60 days. Thank you.							
PART 1 -	ART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW						
		(Call me AS	on to PART II.) AP to discuss what else ust obtain comments fro	you need. We have only 10 days in n outside agencies.)			
PART II -	- ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?						
	YES (Please describe impacts, along with recommended mitigation measureduce the impacts to less-than-significant levels, and attach to this left)						
	□ NO	(Please go on to PART III.)					
PART III -	III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.						
	Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.						
IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.							
No Bicycle Advisory Committee comments							
June	e 23, <i>2</i>	2016	Dale Sutliff	544-4034			
Date			Name	Phone			
BAC Chairman							



September 19, 2016

File No.: 0916-01 SLO Co. File Nos. DRC2015-00144

Mr. & Mrs. Tom and Jackie Neal C/o David Einung Custom Home Design 2564 Lawton Avenue San Luis Obispo, California 934

Attention:

Mr. David Einung

Subject:

Review of Geotechnical Engineering Report

Project:

Neal Residence (APN 044-052-034)

5170 Orcutt Road

San Luis Obispo Area of San Luis Obispo County, California

References:

 Geotechnical Engineering Report, Neal Residence, 5170 Orcutt Road, San Luis Obispo, California, File No.: SL-17245-SA, Doc. No. 1403-002.SER, prepared

by Earth Systems Pacific, dated March 11, 2014.

Dear Mr. & Mrs. Neal:

The purpose of this letter is to summarize our findings of a site reconnaissance performed on August 12, 2016 and review of the above referenced geotechnical engineering report (Reference 1). The proposed project site is located within a high landslide susceptibility area.

The report was reviewed for conformance with the San Luis Obispo County Coastal Zone Land Use Ordinance (CZLUO), California Geological Survey Special Publication 117A (CGS SP-117A) and the San Luis Obispo County Guidelines for Engineering Geology Reports. This review was specifically focused with respect to the potential for slope instability and landsliding.

Our findings indicate that the susceptibility for landsliding at the site is low. No further investigation is required for CEQA & LUO compliance.

September 19, 2016

File No.: 0916-01

SLO Co. File No. DRC2015-00144

# RECOMMENDATIONS

1. <u>Plan Review.</u> The project geotechnical engineer must review the project improvement and foundation plans and prepare a written review letter. The review letter must verify conformance with the recommendations of the project geotechnical report, prior to the issuance of building permits.

Please contact me at (831) 443-6970 or bpapurello@landseteng.com if you have questions regarding this matter.

Respectfully,

LandSet Engineers, Inc.

CXX

CERT

02/28/18

Brian Papurello, CEG 2226

09-19-16

Doc. No. 1609-114.REV

Copies: Addressee (1)

Ms. Kate Shea, San Luis Obispo County Planning Dept. (1)

SLO County Geology files (1)